HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatchewan Highlights[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

INCREASED to

9.4%

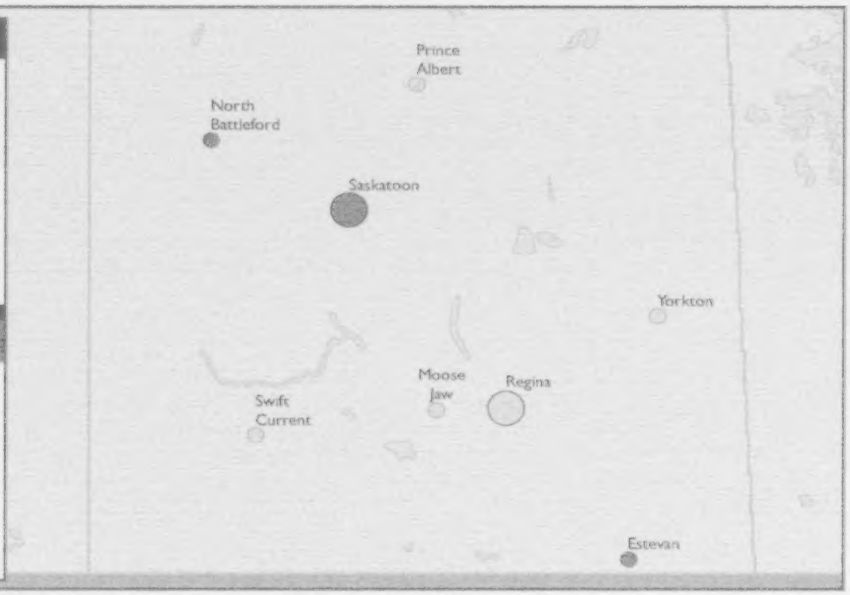
- Below Province
- Similar to Province
- Above Province

The average rent is*...

$980

DOWN by 1.2%

- Below Province
- Similar to Province
- Above Province



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
8.4% Vacancy Rate	8.1% Vacancy Rate	10.5% Vacancy Rate	7.6% Vacancy Rate
$682 Avg. Rent	$882 Avg. Rent	$1,053 Avg. Rent	$1,186 Avg. Rent

"Vacancy rates increase while rents decline in many of Saskatchewan's urban centres as the supply of new rental units outpace demand"

Goodson Mwale
Senior Market Analyst (Saskatchewan)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

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Rental market conditions soften as economy impacted by low commodity prices

- The average apartment vacancy rate across Saskatchewan's urban centres rose from 6.8 per cent in October 2015 to 9.4 per cent in October 2016.
- In the fall 2016 survey, apartment vacancy rates in the province's Census Agglomerations (CAs) ranged from 3.3 per cent in Moose Jaw to 27.6 per cent in Estevan.
- Saskatchewan's largest urban centres of Regina and Saskatoon saw average apartment vacancy rates of 5.5 and 10.3 per cent, respectively.
- For units common to both the October 2016 and 2015 surveys, the average two-bedroom apartment rent in Saskatchewan decreased 1.2 per cent.

Vacancy rates rise for most urban centres in Saskatchewan

According to the results of Canada Mortgage and Housing Corporation's (CMHC) October 2016 Rental Market Survey, the overall purpose-built apartment vacancy rate[2] in Saskatchewan's urban centres[3] increased from 6.8 per cent in October 2015 to 9.4 per cent in October 2016, with most centres reporting higher vacancies. At the provincial level, apartment vacancies were among the highest for two-bedroom units, at 10.5 per cent in October 2016. Vacancy rates for bachelor, one-bedroom, and three-bedroom apartments were 8.4, 8.1, and 7.6 per cent respectively.

Saskatchewan's purpose-built rental apartment universe continued to expand between the two October surveys, albeit at a slower rate than the previous year. Saskatchewan's universe grew by 1.6 per cent or 567 units. These additional units applied upwards pressure on vacancy rates to an already soft rental market environment. Furthermore, both Saskatoon and Regina CMAs reported an expansion in their respective secondary rental markets, providing additional choice outside of the traditional purpose-built rental market.

Economic conditions have remained weak throughout most of the province, as the low priced commodity environment continued to negatively affect economic activity and, consequently, labour market conditions. Migration to the province during the first half of the year increased from 1,346 individuals in 2015 to 6,286 individuals in 2016. However, economic conditions, particularly in centres with ties to the energy industry, have acted as a counter balance to demographic fundamentals that support rental demand. Overall, the increase in supply in both the primary and secondary[4] rental markets and decrease in demand resulted in higher apartment vacancies in the province of Saskatchewan.

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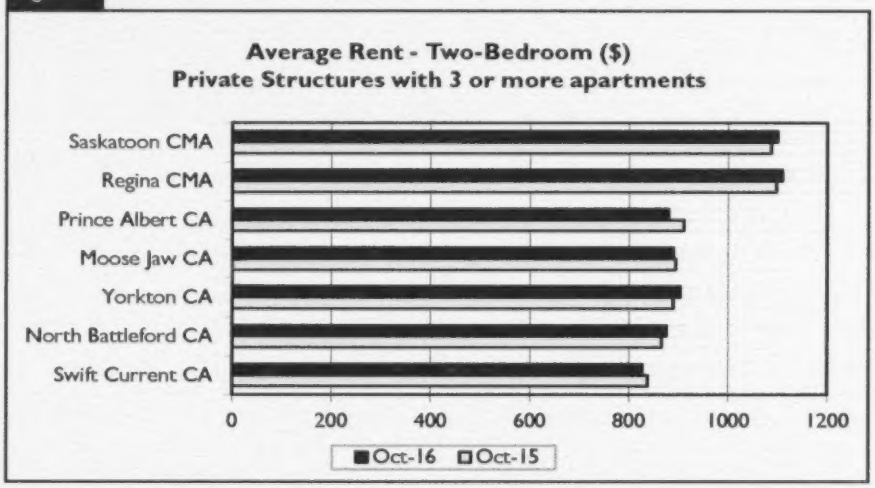
Figure 1



Source: CMHC Rental Market Survey

[2] The survey is based on privately-initiated rental apartment structures of three or more units.
[3] Urban centres defined as centres with a population of 10,000 or more.
[4] Data on the secondary rental market is only collected for Saskatoon and Regina and includes condominium apartments and other secondary rental unit types.

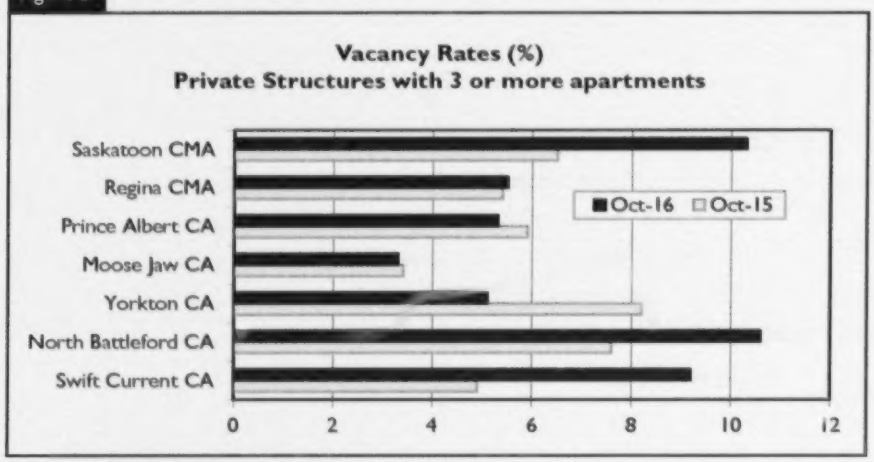
Provincial vacancy rate increased for all bedroom types

In the Saskatoon Census Metropolitan Area (CMA), vacancy rates increased for all bedroom types. The overall vacancy rate in 2016 increased 3.8 percentage points to 10.3, with two-bedroom units recording the most pronounced increase of 5.2 percentage points to 11.8 per cent. The combination of declining rental demand and increased supply in both the primary and secondary rental markets resulted in a significant rise in the apartment vacancy rate. The purpose-built rental apartment universe increased by a 137 units or one per cent, while the rental condominium universe increased by 288 units.

Regina experienced a similar but less drastic change in vacancy rates. Rental demand actually increased in the Regina CMA, as more rental units were rented in both the primary and secondary rental markets than in the previous year. However, rental apartment completions between surveys expanded the purpose-built rental universe, allowing supply to outpace demand. Overall vacancy rates for purpose-built apartment units was 5.5 per cent, statistically unchanged from last year.

Estevan, Lloydminister, and Weyburn continued to top the list as having the highest vacancy rates among urban centres, recording an overall vacancy rate of 27.6, 25.4, and 20.2, respectively. The economic base for all three centres relies on the energy sector. With energy prices remaining supressed, economic activity has been curtailed sharply, leading to a significant reduction in rental demand.

Figure 2



Source: CMHC Rental Market Survey

Rental conditions create downward pressure on rents

Based on units common to both the October 2016 and 2015 surveys[5], the average rent for a two-bedroom unit in Saskatchewan's urban centres decreased by 1.2 per cent, as increased selection and reduced demand caused landlords to makes rent concessions in an attempt to fill vacant units. In Saskatoon, two-bedroom same-sample rents saw a modest decrease of 0.9 per cent, while Regina remained relatively stable. The largest decrease was captured by Estevan, with an 8.6 per cent decline. Not all urban centres reported a decrease in same-sample rents. Swift Current and Yorkton reported increases in sample-sample rents of 1.6 and 0.5 per cent over the previous survey, respectively.

Provincial average two-bedroom rent lower this year compared to last year

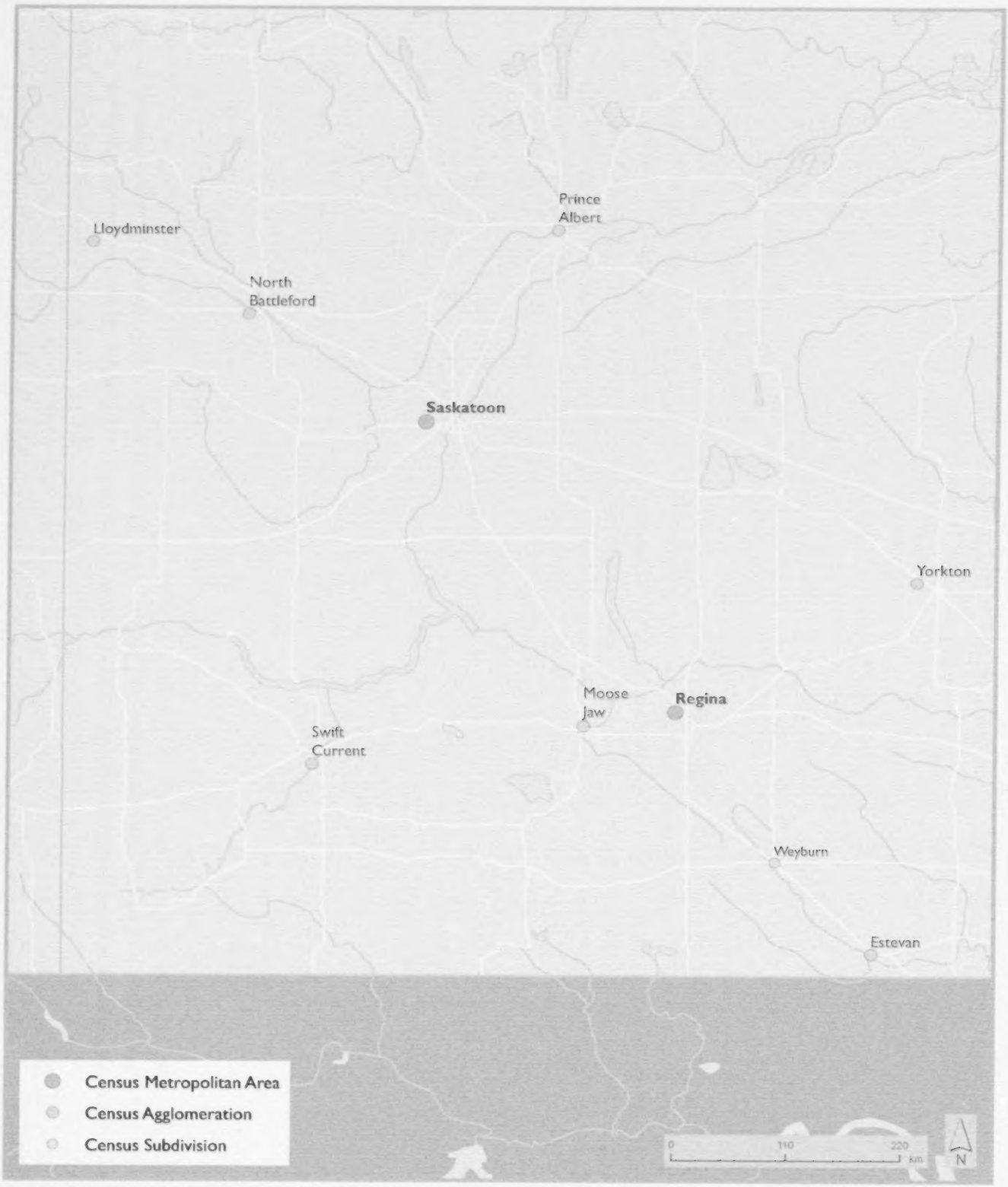
The overall average monthly rent for a two-bedroom apartment unit in Saskatchewan's urban centres in October 2016 was $1,053, compared to $1,056 in October 2015. Regina and Saskatoon's average rent for two-bedroom units was $1,109 and $1,100 in October 2016 compared to $1,097 and $1,087 in October 2015, respectively.

[5] Year-over-year comparisons of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. Excluding new structures and focusing on structures existing in both the October 2015 and October 2016 surveys provides a better indication of actual rent increases paid by tenants.

Provincial turnover rate recorded at was 36.4 per cent

CMHC collected information on tenant turnover[5] for the first time in the fall 2016 survey. The provincial turnover rate was 36.4 per cent in October 2016. Regina and Saskatoon reported a turnover rate of 35.1 and 39.3 per cent, respectively, with Saskatoon recording the highest turnover rate amongst Prairie census metropolitan areas.

[5] A units is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.


Prince Albert
Lloydminster
North Battleford
Saskatoon
Yorkton
Moose Jaw
Regina
Swift Current
Weyburn
Estevan
Census Metropolitan Area
Census Agglomeration
Census Subdivision
0
110
220
km
N

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	5.5	6.0	5.2	6.0	5.5	5.1	4.5	5.3	5.4	5.5
Saskatoon CMA	4.9	8.6	6.8	8.6	6.6	11.8	5.0	8.1	6.5	10.3
Estevan CA	32.0	25.0	27.3	21.6	17.2	30.5	12.5	32.3	20.8	27.6
Lloydminster CA	7.9	16.9	14.6	20.7	14.1	28.4	4.9	13.9	13.6	25.4
Moose Jaw CA	3.7	6.1	3.9	3.5	3.1	3.0	**	**	3.4	3.3
North Battleford CA	5.7	5.9	8.8	8.2	7.3	12.2	0.0	12.6	7.6	10.6
Prince Albert CA	7.5	10.1	5.4	3.7	6.2	6.4	4.7	2.8	5.9	5.3
Swift Current CA	3.7	**	5.7	9.3	4.7	8.9	3.9	5.3	4.9	9.2
Weyburn CY	26.3	**	14.2	21.7	13.1	18.5	23.2	19.6	14.2	20.2
Yorkton CA	4.2	6.4	8.7	6.6	8.4	3.8	9.6	4.4	8.2	5.1
Saskatchewan 10,000+	**5.9**	**8.4**	**6.9**	**8.1**	**7.0**	**10.5**	**5.4**	**7.6**	**6.8**	**9.4**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	706	713	918	926	1,097	1,109	1,251	1,327	1,007	1,023
Saskatoon CMA	686	703	895	909	1,087	1,100	1,135	1,223	999	1,019
Estevan CA	532	507	778	723	1,209	1,001	1,204	1,131	1,036	898
Lloydminster CA	688	622	961	915	1,090	1,023	1,309	1,293	1,058	999
Moose Jaw CA	566	575	714	715	894	890	**	**	806	802
North Battleford CA	540	566	664	680	866	876	899	911	779	796
Prince Albert CA	615	606	794	754	911	880	983	948	870	837
Swift Current CA	583	579	676	679	838	827	975	986	784	779
Weyburn CY	600	587	711	666	890	806	1,015	902	836	764
Yorkton CA	656	671	783	798	890	904	1,002	1,078	844	859
Saskatchewan 10,000+	**675**	**682**	**878**	**882**	**1,056**	**1,053**	**1,124**	**1,186**	**975**	**980**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	652	650	4,917	4,989	6,329	6,551	281	378	12,179	12,568
Saskatoon CMA	618	605	5,085	5,095	7,094	7,193	573	614	13,370	13,507
Estevan CA	25	16	187	185	337	341	32	31	581	573
Lloydminster CA	51	56	603	614	1,544	1,551	122	122	2,320	2,343
Moose Jaw CA	52	50	504	509	622	626	16	16	1,194	1,201
North Battleford CA	35	37	307	282	478	479	19	18	839	816
Prince Albert CA	81	81	630	631	1,072	1,082	220	221	2,003	2,015
Swift Current CA	59	59	273	264	471	498	57	55	860	876
Weyburn CY	16	19	196	204	384	388	26	30	622	641
Yorkton CA	74	80	285	294	404	396	83	71	846	841
Saskatchewan 10,000+	**1,663**	**1,653**	**12,987**	**13,067**	**18,735**	**19,105**	**1,429**	**1,556**	**34,814**	**35,381**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	5.8	6.8	5.7	7.3	6.6	6.9	4.5	7.2	6.1	7.1
Saskatoon CMA	6.5	10.1	8.9	10.6	8.8	14.8	7.3	14.2	8.6	13.0
Estevan CA	32.0	25.0	27.3	21.6	19.0	30.5	12.5	32.3	21.9	27.6
Lloydminster CA	9.9	16.9	19.5	25.9	18.3	31.9	8.2	14.8	17.9	29.0
Moose Jaw CA	3.7	6.1	4.1	3.7	3.1	3.5	**	**	3.5	3.6
North Battleford CA	8.6	5.9	9.4	9.0	7.7	15.0	0.0	12.6	8.2	12.5
Prince Albert CA	7.5	10.1	5.9	3.7	8.5	6.5	6.1	4.2	7.4	5.5
Swift Current CA	5.4	**	10.3	11.8	5.1	9.6	5.8	**	6.8	11.0
Weyburn CY	26.3	**	14.2	22.2	13.1	19.4	23.2	19.6	14.2	20.9
Yorkton CA	4.2	6.4	9.1	8.7	10.7	6.3	9.6	4.4	9.5	7.0
Saskatchewan 10,000+	**6.7**	**9.6**	**8.2**	**9.8**	**8.8**	**12.7**	**7.0**	**10.9**	**8.4**	**11.4**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Regina CMA	2.1	1.3	1.1	++	++	++	-1.3	1.2	0.5	++
Saskatoon CMA	++	++	1.1	-0.9	0.5	-0.9	++	++	0.4	-0.9
Estevan CA	-32.3	-5.1	-24.0	-5.5	-16.0	-8.6	-2.9	-1.8	-18.1	-8.8
Lloydminster CA	++	-9.0	++	-4.2	-7.1	-5.5	++	-2.4	-5.8	-5.9
Moose Jaw CA	++	1.3	1.4	++	1.7	++	**	**	0.9	++
North Battleford CA	2.5	3.4	3.4	3.7	3.7	++	3.9	1.6	3.7	1.7
Prince Albert CA	3.1	-4.6	2.3	-4.7	0.8	-4.2	++	-2.4	0.9	-3.7
Swift Current CA	**	++	3.4	++	3.6	1.6	3.2	2.2	3.4	2.1
Weyburn CY	6.0	++	3.8	**	++	-7.9	22.0	**	++	-6.6
Yorkton CA	9.4	1.5	2.8	1.7	3.8	0.5	8.5	++	4.6	1.1
Saskatchewan 10,000+	**1.5**	**++**	**1.0**	**-0.9**	**++**	**-1.2**	**0.7**	**++**	**++**	**-1.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	n/a	26.4	n/a	35.1	n/a	36.0	n/a	**	n/a	35.1
Saskatoon CMA	n/a	**	n/a	38.9	n/a	39.9	n/a	37.8	n/a	39.3
Estevan CA	n/a	93.8	n/a	43.2	n/a	28.2	n/a	35.5	n/a	35.3
Lloydminster CA	n/a	**	n/a	38.1	n/a	37.1	n/a	40.8	n/a	37.3
Moose Jaw CA	n/a	**	n/a	24.3	n/a	28.8	n/a	**	n/a	25.7
North Battleford CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Prince Albert CA	n/a	**	n/a	**	n/a	36.7	n/a	**	n/a	39.4
Swift Current CA	n/a	**	n/a	**	n/a	35.5	n/a	**	n/a	37.7
Weyburn CY	n/a	**	n/a	**	n/a	**	n/a	11.6	n/a	**
Yorkton CA	n/a	28.1	n/a	33.8	n/a	38.6	n/a	39.1	n/a	35.9
Saskatchewan 10,000+	**n/a**	**31.1**	**n/a**	**36.3**	**n/a**	**37.0**	**n/a**	**37.3**	**n/a**	**36.4**

Saskatchewan includes both Alberta and Saskatchewan portions of Lloydminster CA.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Saskatchewan - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	4.6	1.0	5.4	5.5
Saskatoon CMA	1.5	3.1	6.5	10.3

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Saskatchewan - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Regina CMA	**	713	1,066	926	1,354	1,109	**	1,327
Saskatoon CMA	**	703	1,050	909	1,328	1,100	**	1,223

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Saskatchewan - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	**	**	1,081	1,066	1,536	1,354	**	**	1,481	1,340
Saskatoon CMA	**	**	1,038	1,050	1,299	1,328	**	**	1,303	1,340

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatchewan - October 2016

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA	6,908	7,223	1,876	1,854	27.2	25.7	4.6	1.0
Saskatoon CMA	10,576	10,946	2,184	2,472	20.7	22.6	1.5	3.1

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatchewan - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Regina CMA										
Single Detached	**	**	**	**	**	840 b	1,318 b	1,357 c	1,257 b	1,195 b
Semi detached, Row and Duplex	**	**	863 d	**	1,212 c	1,078 d	1,322 c	1,212 b	1,275 b	1,142 b
Other-Primarily Accessory Suites	**	**	754 d	**	1,051 c	749 d	**	**	856 c	784 d
Total	**	**	769 c	**	1,139 b	905 b	1,319 b	1,313 b	1,209 b	1,138 b
Saskatoon CMA										
Single Detached	**	**	**	**	**	**	1,537 c	1,586 c	1,389 c	1,424 c
Semi detached, Row and Duplex	**	**	**	**	1,137 b	1,308 d	1,329 b	1,381 c	1,197 c	1,364 b
Other-Primarily Accessory Suites	**	**	**	**	897 c	1,009 c	**	**	**	**
Total	**	**	**	**	989 b	1,118 c	1,426 b	1,473 b	1,126 c	1,141 c

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatchewan - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Regina CMA		
Single Detached	6,411 d	6,725 c
Semi detached, Row and Duplex	**	3,399 d
Other-Primarily Accessory Suites	**	**
Total	10,906	11,193
Saskatoon CMA		
Single Detached	6,198 d	**
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	31,646	32,990

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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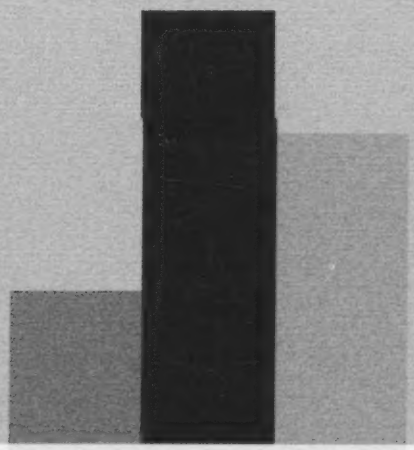

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